

FOR LEASE

Landmark Shoppes

118 MARKETPLACE CIRCLE | GEORGETOWN, KY 40324

Mcclelland Circle | 16,960+ VPD

Marketplace Circle




STONE COMMERCIAL REAL ESTATE
**2,700 SF
FOR LEASE**



PRESENTED BY:
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2,700 SF | 16,960+ VPD
- Coming Available May, 2025
- Located in one of the Fastest Growing Counties in KY
- The only Kroger store in Scott County

OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (NNN)
AVAILABLE SF:	2,700 SF
TOTAL BUILDING SIZE:	37,300 SF

PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to offer this 2,700 SF retail space coming available in May of 2025. Join this 125,000 sf Kroger Marketplace Development in one of the fastest growing counties in Kentucky. Join Kroger, Rooster's, MOD Pizza, Starbucks, ThoroughDent Smiles, Subway, Harts Dry Cleaners, UPS Store, PetSense, Papa Johns, OEC Japanese Express Hibachi and Sushi, McAlisters Deli, Buff City Soap, AT&T, T-Mobile, Firestone Tire, World Finance and Starbucks. There is access from the Georgetown by-pass (17,000+ vehicles per day) and US 25 (18,000+ vehicles per day). This area of Georgetown has seen tremendous growth in the past few years with new housing office, hospital, and medical developments in the immediate area. This is the only Kroger location in all of Georgetown and Scott County.

Please contact Nathan Dilly at 859.420.5492 | nathan.dilly@svn.com or Weston Lockhart at 859.317.3538 | weston.lockhart@svn.com for more details!

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PROPERTY AERIAL



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SITE PLAN



Landmark Shoppes

102-122 Marketplace Circle
Georgetown, KY 40324

Site Plan

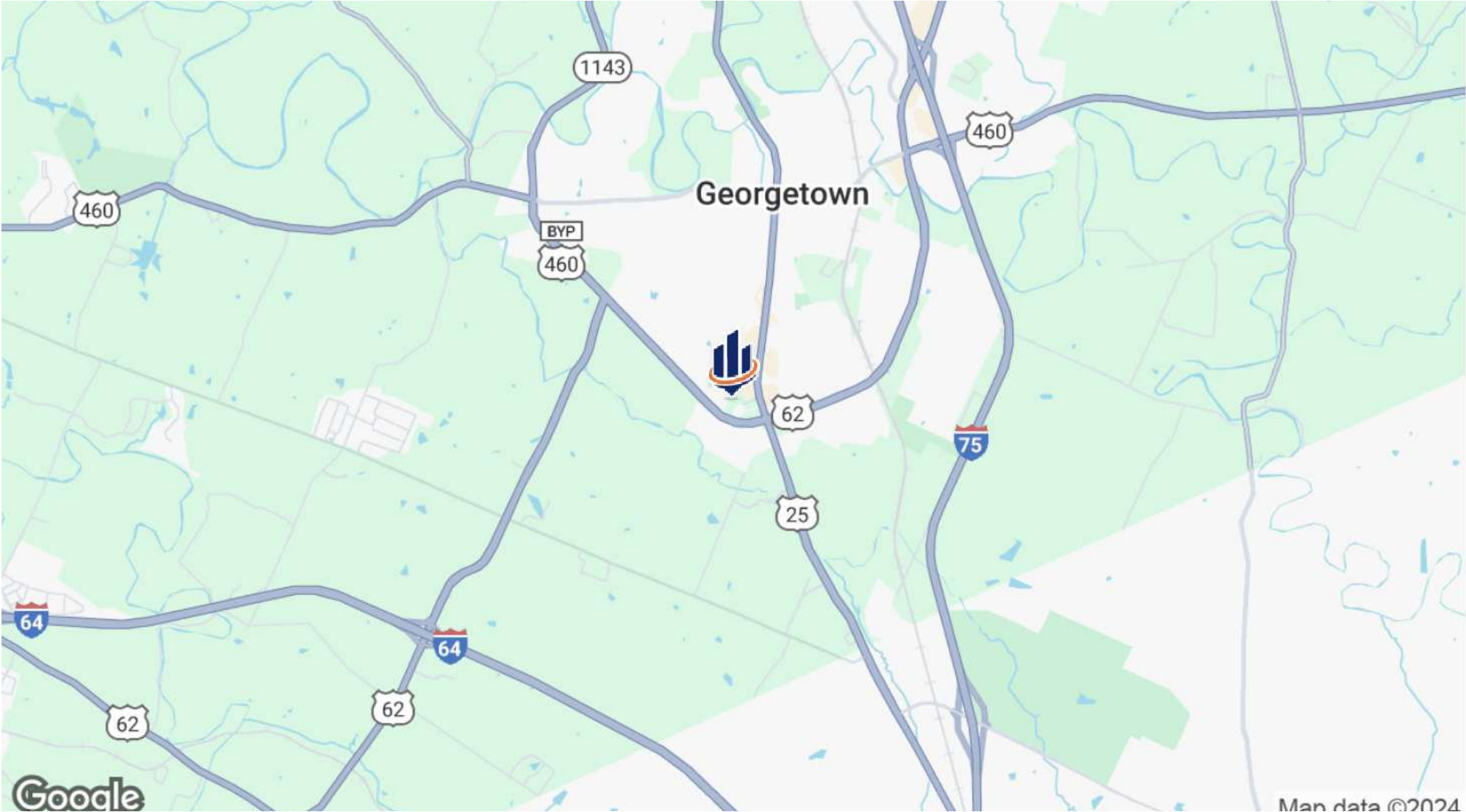
102A	Subway	1,550 SF
102B	G-Town Hub Nutrition and Energy	1,500 SF
102C	Harts Dry Cleaners	1,000 SF
106A	Kroger	126,000 SF
106B	Great Clips	1,500 SF
114	Roosters	8,922 SF
116	Thoroughdent Smiles	4,506 SF
118A	McAlister's Deli	3,800 SF
118D	Available	2,700 SF
118E	World Finance Corp.	1,500 SF
118F	OEJ Japanese Express	1,500 SF
120A	Buff City Soap	2,500 SF
120C	UPS	1,500 SF
120D	LaBelle Nails	1,500 SF
120E	Papa John's	1,400 SF
120F	Rector Hayden	2,500 SF
122A	Petsense	5,294 SF
122D	AT&T	1,400 SF



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

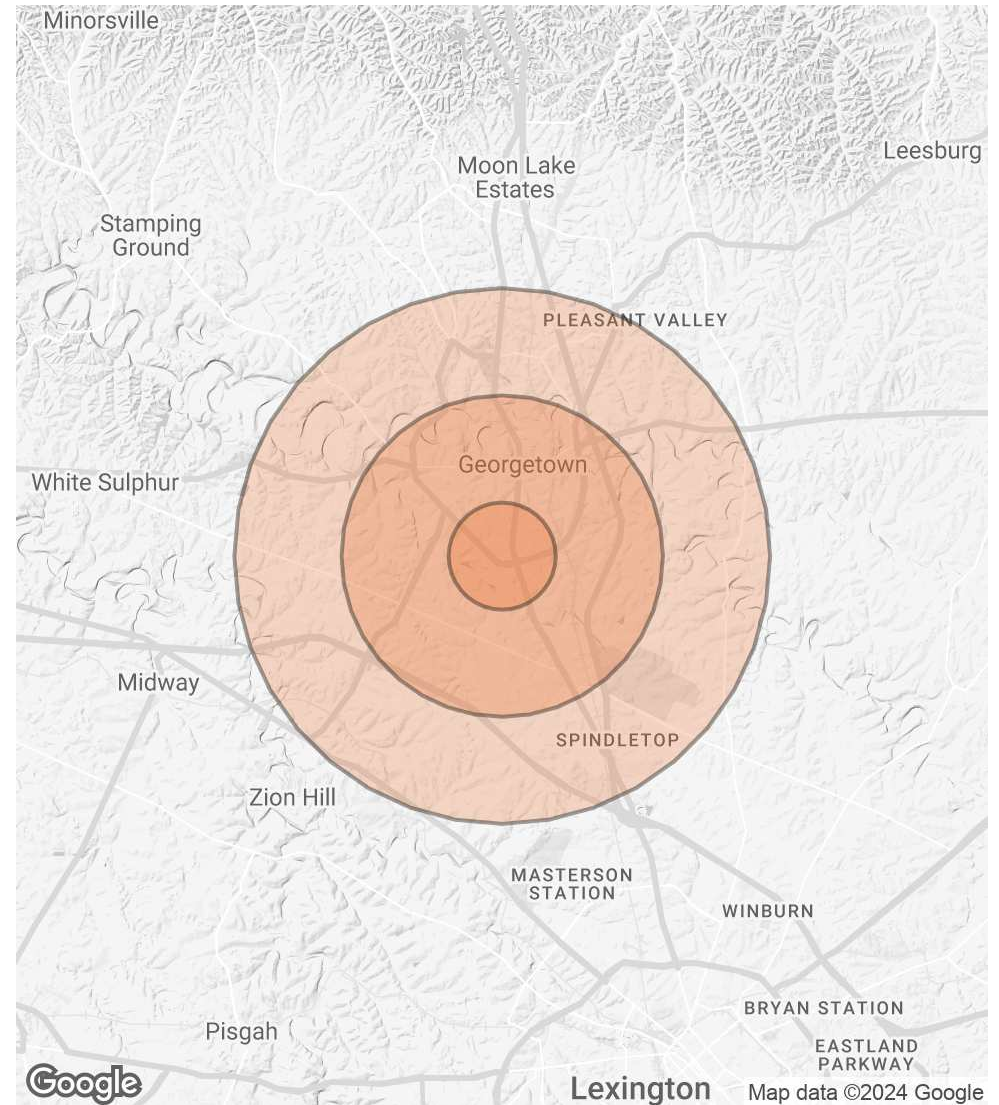
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,717	31,795	43,530
AVERAGE AGE	38	37	37
AVERAGE AGE (MALE)	36	35	36
AVERAGE AGE (FEMALE)	39	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,606	12,202	16,406
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$88,111	\$93,991	\$101,554
AVERAGE HOUSE VALUE	\$218,838	\$273,205	\$304,161

Demographics data derived from AlphaMap



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